Bill Garrett Davidson County
Batch# 2623 DEEDWARR
09/20/2017 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20170920-0096395

WARRANTY DEED

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee
County of ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: 3-30-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kentress L. Williams	U.S. Bank Home Mortgage	04203005800
(NAME)	(NAME)	
911 Ronnie Rd.	7001 Penn Ave S, Ste A1	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Richfield, MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Glen Allen Hicks, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kentress L. Williams, a single man** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Primrose Acres, as of record in Book 2663, Pages 106 and 107, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Glen Allen Hicks, by deed of record in Instrument No. 20130916-0097335, Register's Office for Davidson County, Tennessee.

This property has never been used as the Grantors primary residence.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 911 Ronnie Rd., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 19th day of September, 2017.

Glen Allen Hicks

State of Tennessee
County of Williamson

Personally appeared before me Glen Allen Hicks, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of September, 2017.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 12434

True Copy Certification

I, KEMBERLY POWELL, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)